058.0	0008	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	704,000 /	704,000
					USE VALUE:	704,000 /	704,000
					ASSESSED:	704,000 /	704,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		FRAZER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWEENEY JOAN
Owner 2:	
Owner 3:	
Street 1:	18 FRAZER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1860, having primarily Vinyl Exterior and 1820 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6029.000	283,400		420,600	704,000
Total Card	0.138	283,400		420,600	704,000
Total Parcel	0.138	283,400		420,600	704,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.81 /Parcel: 386.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38818

GIS Ref

GIS Ref

Insp Date 11/09/18

!4999!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0008-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	283,400	0	6,029.	420,600	704,000		Year end	12/23/2021
2021	101	FV	274,400	0	6,029.	420,600	695,000		Year End Roll	12/10/2020
2020	101	FV	274,400	0	6,029.	420,600	695,000	695,000	Year End Roll	12/18/2019
2019	101	FV	209,500	0	6,029.	420,600	630,100	630,100	Year End Roll	1/3/2019
2018	101	FV	209,500	0	6,029.	282,400	491,900	491,900	Year End Roll	12/20/2017
2017	101	FV	209,500	0	6,029.	270,400	479,900	479,900	Year End Roll	1/3/2017
2016	101	FV	209,500	0	6,029.	246,400	455,900	455,900	Year End	1/4/2016
2015	101	FV	204,000	0	6,029.	198,300	402,300	402,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:29:48

LAST REV

Date	Time
10/09/19	14:25:55
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 4999

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEENEY CATHERI	20152-402		10/23/1989	Family		No	No		Catherine Sweeney dod 12/1/1989
RUSSELL CHARLEN	8643-460		12/30/1955	Family		No	No		N

USER DEFINED

Prior Id # 1:	38818
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
2/11/2009	Meas/Inspect	189	PATRIOT
2/14/2000	Inspected	263	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	263	PATRIOT
7/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6029		Sq. Ft.	Site		0	70.	1.00	11									420,608						420,600	

Total AC/HA: 0.13841 | Total SF/SM: 6029 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 420,608 | Spl Credit | Total: 420,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22692299
Const Adj.:	0.98990101
Adj $ / SQ:	163.962
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410699
Depreciation:	127317
Depreciated Total:	283382

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

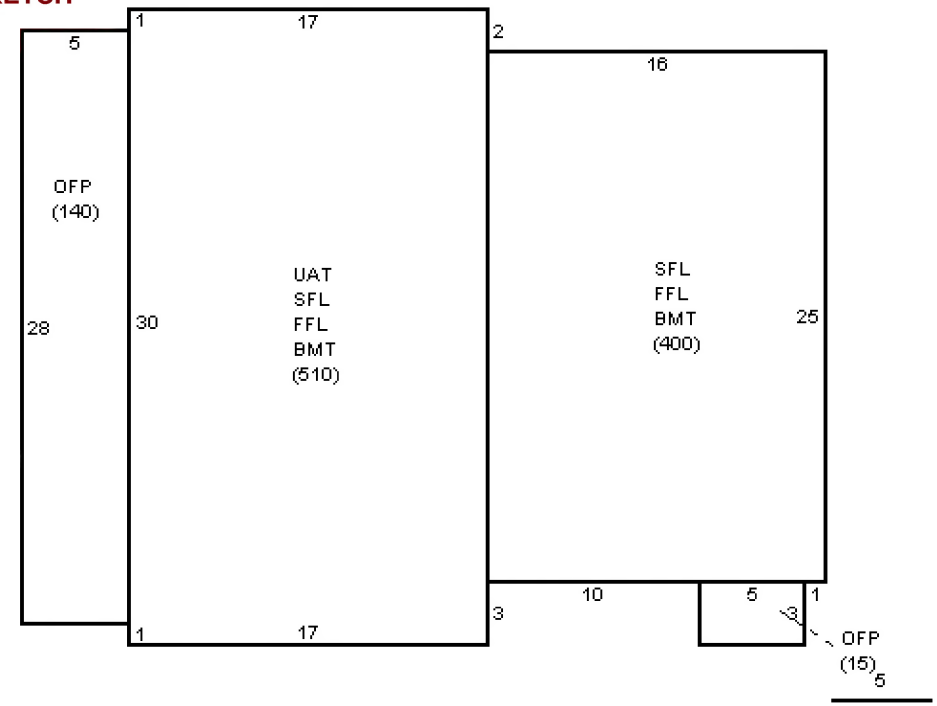
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	163.96
Special Features:	0	Val/Su Net:	94.06
Final Total:	283400	Val/Su SzAd	155.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	910	49.190	44,762
FFL	First Floor	910	163.960	149,205
SFL	Second Floor	910	163.960	149,205
OFP	Open Porch	155	26.870	4,165
UAT	Upper Attic	128	65.580	8,362

Net Sketched Area: 3,013 | Total: 355,699

Size Ad 1820 | Gross Area 3395 | FinArea 1820

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

058.0-0008-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: